

COMMERCIAL BOARD OF ADJUSTMENT

AGENDA



D. New Cases

1. **BAC-18-059** **SEJ Asset Management & Inv. Co. by Barnett Signs**
9401 White Settlement Road
 - a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District with NASJRB Overlay to permit the installation of electronic changeable copy on a monument sign along White Settlement Road.

2. **BAC-18-060** **Triangle I-35 Realty (Viran Nana) by Willow Creek Signs**
3251 Golden Triangle Boulevard
 - a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the installation of electronic changeable copy on a monument sign along Golden Triangle Boulevard.

3. **BAC-18-061** **Keeton Industries Inc. by Mathew Williamson**
900 block Daggett Avenue
 - a. Request a **VARIANCE** in a “J” Medium Industrial District to permit the construction of an industrial building with a 10-foot front yard setback, where a 20-foot front yard setback is required, deficient by 10 feet.

4. **BAC-18-063** **Rancho Hulen LLC by Kathy Creech**
5020 S. Hulen Street
 - a. Request a **VARIANCE** in an “F” General Commercial District to permit the construction of four attached signs 119 square feet in area that exceed the remaining allowable area for the southeast facade of 73 square feet by 46 square feet.

5. **BAC-18-065** **PSQ Barbie LP by Townsite Co.**
2833 Weisenberger Street
 - a. Request a **VARIANCE** in a “UR” Urban Residential District to permit the construction of a multifamily building with a 16-foot rear yard setback, where a 20-foot rear yard setback is required, deficient by 4 feet.

6. **BAC-18-066** **PSQ Barbie LP by Townsite Co.**
354 Foch Street
 - a. Request a **VARIANCE** in a “UR” Urban Residential District to permit the construction of a multifamily building with a 10-foot rear yard setback, where a 20-foot rear yard setback is required, deficient by 10 feet.



7. **BAC-18-067** **Crimson Ridge Land Partners, LLC by Dunaway Associates**
Southeast quadrant of S. Race Street and Shelby Road
- a. Request a **VARIANCE** in a “D” High Density Multifamily District providing 399 parking spaces, where 485 spaces are required, deficient by 86 parking spaces.
8. **BAC-18-068** **Armature Exchange Inc. by Bauman Consultants**
2106 E. Richmond Avenue
- a. Request a **VARIANCE** in an “I” Light Industrial District to permit the installation of a telecommunication tower that is 448 feet from the nearest one-family district, where a 500-foot setback is required, deficient by 52 feet.
 - b. Request a **VARIANCE** in an “I” Light Industrial District to permit the installation of a telecommunication tower 134 feet in height, where 75 feet is the maximum height allowed, excessive by 59 feet.
9. **BAC-18-069** **City of Fort Worth by Community Food Bank**
3021 Galvez Avenue
- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of an auxiliary parking lot.
 - b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an auxiliary parking lot with parking in the front yard, where parking is not allowed.
 - c. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an auxiliary parking lot providing a 5-foot side yard setback for a corner lot, where 10 feet is required, deficient by 5 feet.
10. **BAC-18-070** **NSDE TX ZETA 1031 Exchange LLC by Hancock Signs**
121 W. Bonds Ranch Road
- a. Request a **VARIANCE** in the “E” Neighborhood District portion of a lot with multiple zoning districts to permit the construction of a freeway sign 50 feet in height that exceeds the maximum height of 40 feet by 10 feet.
 - b. Request a **VARIANCE** in the “E” Neighborhood District portion of a lot with multiple zoning districts to permit the construction of a freeway sign 361 square feet in area that exceeds the maximum area of 346 square feet by 15 square feet.
 - c. Request a **VARIANCE** in the “E” Neighborhood District portion of a lot with multiple zoning districts to permit the construction of a freeway sign with a 0-foot side yard setback, where a 5-foot side yard setback is required, deficient by 5 feet.
11. **BAC-18-071** **Greater St. Stephen Missionary Baptist Church by Chaz Simmons**
1027 Ash Crescent Street
- a. Request a **SPECIAL EXCEPTION** in a “B” Two-Family District to permit the operation of a daycare facility for 55 children for 5 years.
 - b. Request a **VARIANCE** in a “B” Two-Family District to permit the operation of a daycare facility with 4,635 square feet of play area, where 5,500 square feet is required, deficient by 865 square feet.
 - c. Request a **VARIANCE** in a “B” Two-Family District to permit the operation of a daycare facility with play areas in the front yard and projected front yard, where no play area is allowed.



III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, September 13, 2018 at 5:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

City Secretary for the City of Fort Worth, Texas